

# Environmental Impact Statement Scoping Meeting for Duvall's Comprehensive Plan Update

March 3, 2015  
Visitor's Center





# Purpose of Today's Meeting

- Community's feedback on:
  - How should Duvall grow in the next 20 years
  - Impacts growth could have on the community and the environment
  - Ways to limit such impacts



# Meeting Structure

- 20 minute presentation
- Q/A
- 30 minutes for you to voice your comments and concerns (“formal scoping comment period”)



# Duvall is Growing

- Past population and employment growth
- Projected population and employment growth
- Role of Duvall Comprehensive Plan

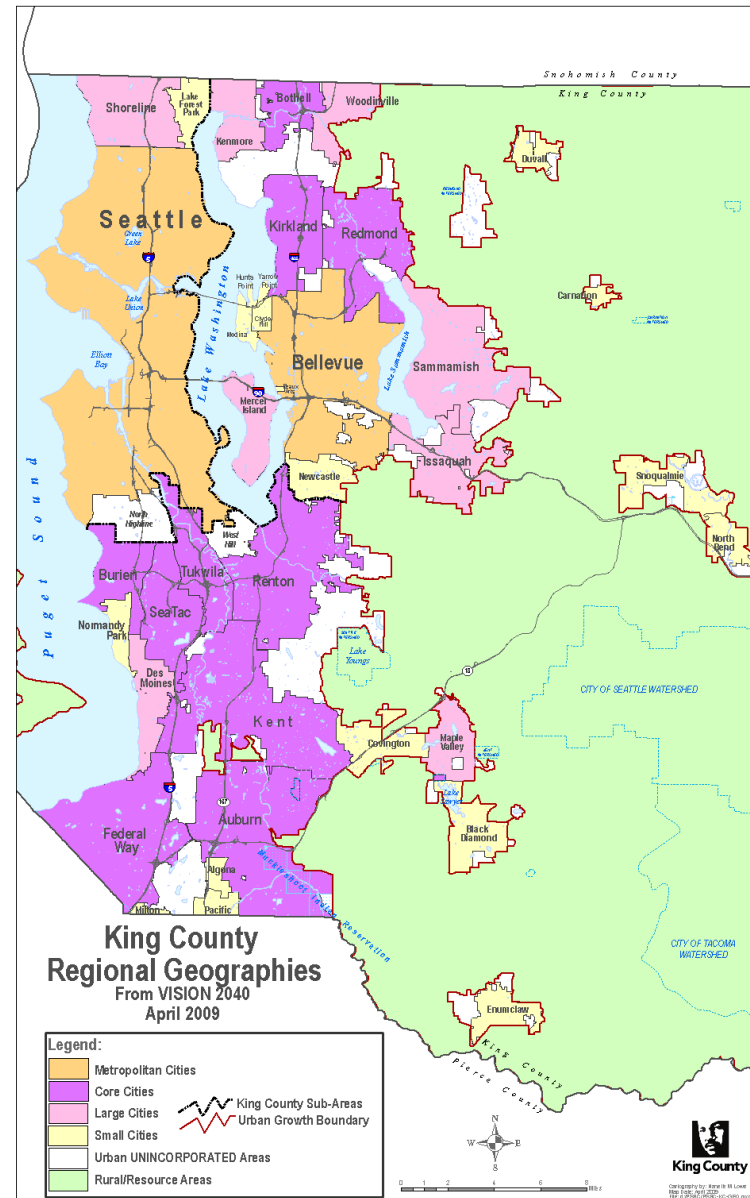


# Vision 2040

## Regional Growth Strategy

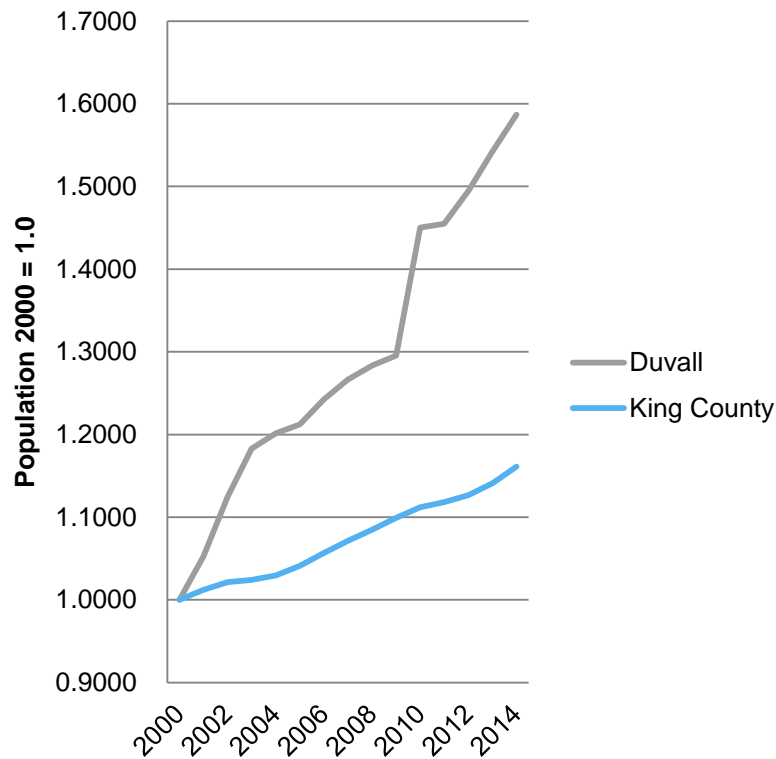
calls for:

- **Increased** growth in mid- to large-size cities, especially cities with designated Centers
- **Decreased** growth in Rural areas
- **Decreased** growth in Urban unincorporated areas and smaller cities, especially at the urban edge
- **Increased** jobs-housing balance in the region
- **Small Cities** will take 5% of growth



# RELATIVE POPULATION GROWTH

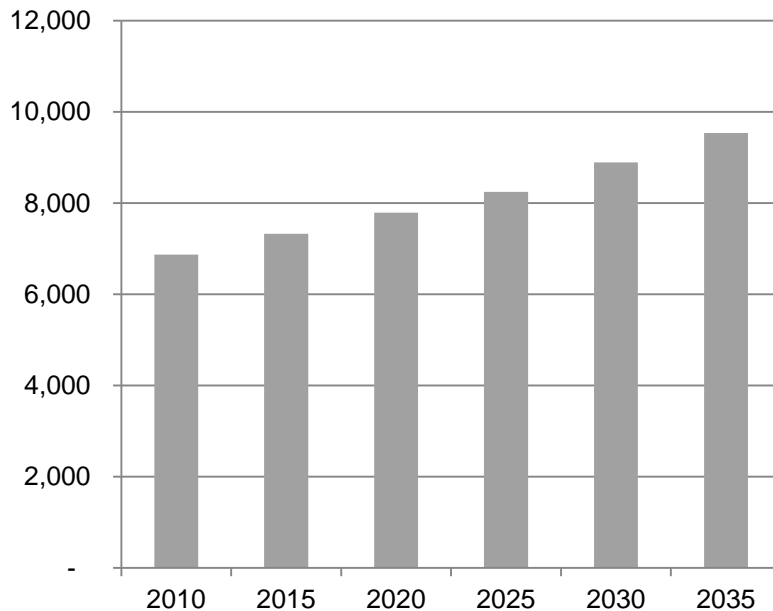
**Duvall and King County  
Relative Population Growth**



- City has grown rapidly at 3.4% per year average rate.

# PROJECTED POPULATION GROWTH

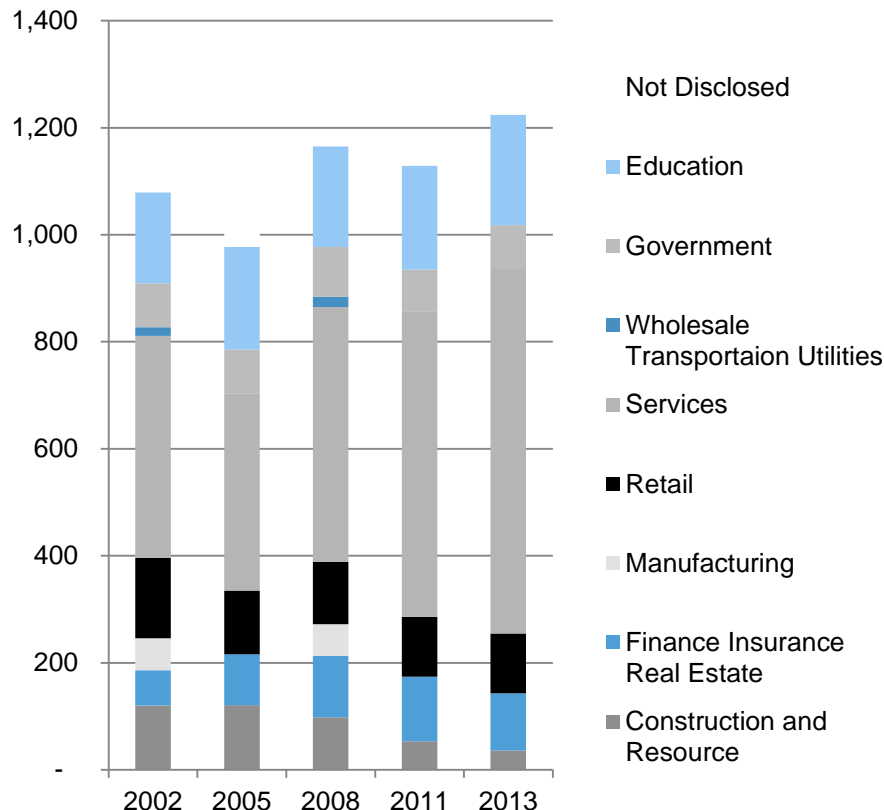
## PSRC Projected Population for Duvall



- Growth is projected by PSRC at 1.3% per year from 2010 to 2035.
- The capacity of growth is approximately 13,000.

# CITY EMPLOYMENT BASE

## Duvall Employment Growth by Sector



- City has a total employment in 2013 of 1,300 jobs with a concentration in service sector.
- Target is a minimum of 2% growth per year



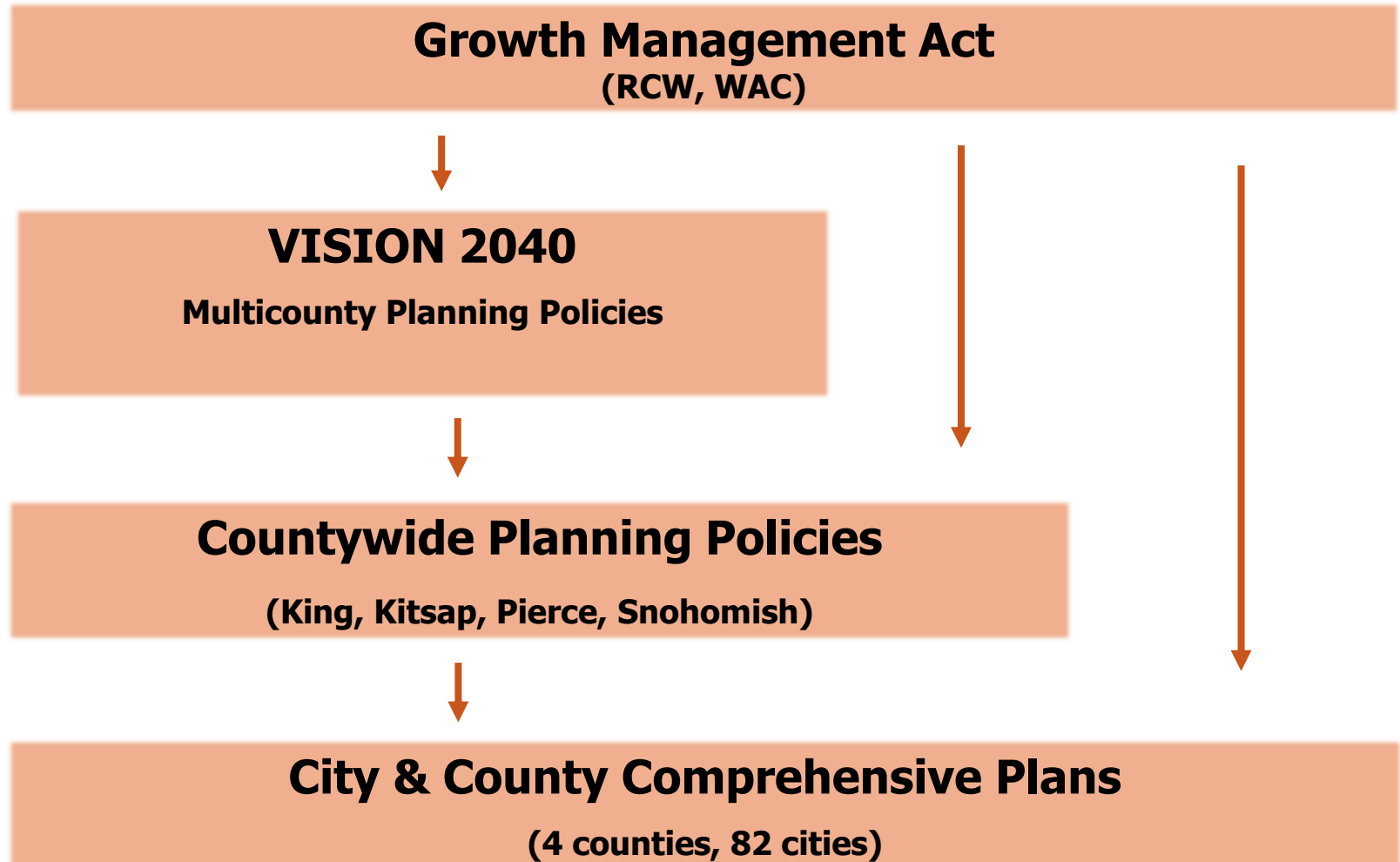
# Duvall's Comprehensive Plan Update

- Mandated by state law
- Advisory Committee
- Open House
- Updated goals and policies
- Major changes anticipated to the Plan
- Watershed study





# Mandates and Relationships





# Elements of Comprehensive Plan

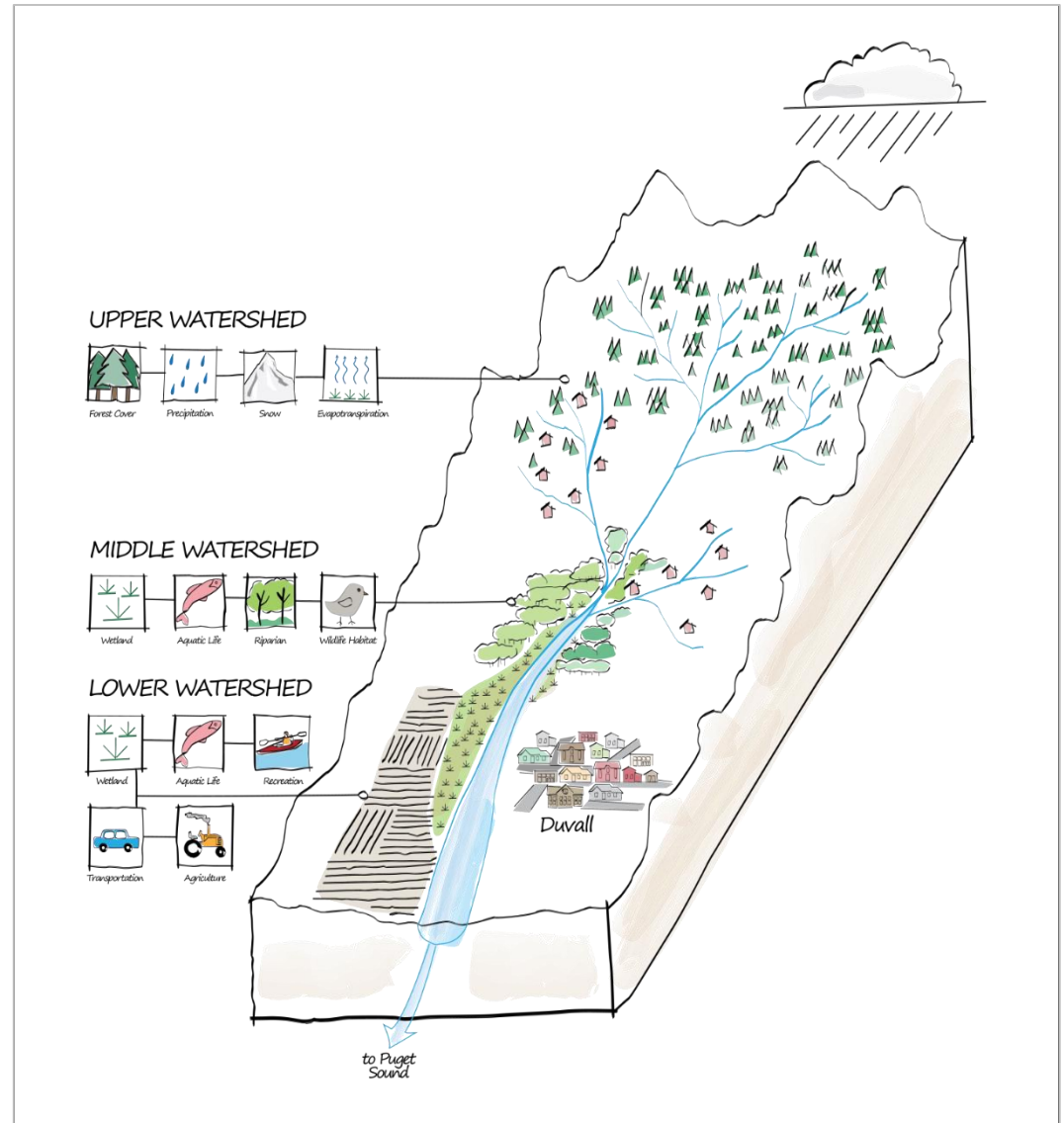
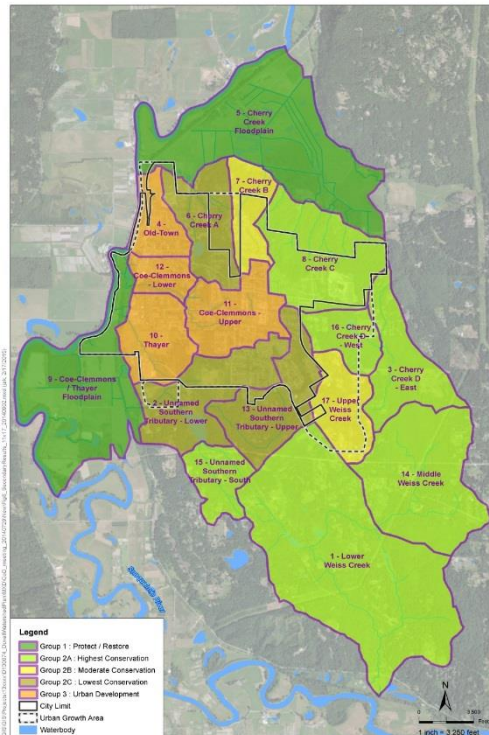
## **Mandatory Elements**

- Land Use
- Housing
- Capital Facilities
- Transportation
- Utilities

## **Optional Elements**

- Economic Development
- Parks and Recreation
- Environment and Sustainability
- Sub Area Plans
- Community Design

# Watershed Plan







## Different Ways to Grow

1. No change, stick to the plan as is
2. Allow different land uses, densities and height limits along 143<sup>rd</sup> Place corridor
3. Allocate growth to the Urban Growth Area Reserve
4. Change urban growth boundaries by expanding to the south and shrinking from the east
5. Some combination of the above



# State Environmental Policy Act

- History
- Purpose
- Type of review

## What is SEPA?



### What is SEPA?

The State Environmental Policy Act (SEPA) was established in 1971 in response to public concern that government decisions did not reflect environmental considerations. SEPA provides a framework for public agencies to consider the environmental consequences of a proposed City action. Initial review under SEPA determines whether an Environmental Impact Statement (EIS) is necessary.

### When is SEPA required?

SEPA review is required for any project or proposed action which involves a public agency decision and is not considered exempt under the state law. Examples include issuing a construction permit to build a large residential subdivision, or adopting new city policies. The City of Duval has determined that an EIS needs to be completed before the Duval City Council can adopt an updated Comprehensive Plan.

### Who conducts SEPA?

One agency is identified as the "lead agency" for each proposed project. That agency is then responsible for conducting the SEPA environmental review for a proposal. The City of Duval Planning Department is considered the "lead agency" for the Duval Comprehensive Plan EIS.



### When can I provide comments?

You have two opportunities to provide comments during a SEPA EIS process: 1) during the Scoping comment period and; 2) during the Draft EIS comment period. The Scoping comment period for the Comprehensive Plan EIS is scheduled from February 20 to March 12. You may submit comments by attending and speaking at the March 3rd EIS Scoping meeting or by submitting an email or letter to Lara Thomas, Planning Director, at [Lara.thomas@duvalwa.gov](mailto:Lara.thomas@duvalwa.gov).

The Draft EIS comment period will begin once the Draft EIS is published. During this time the public, tribes and agencies can comment on the accuracy and content of the EIS before it is finalized. The comment period is anticipated to be in Spring 2015. During the comment period, a public hearing will be held, preliminarily scheduled in May 2015.

### What will happen to my comments?

The City will consider all comments provided during both Scoping and the Draft EIS comment periods. Comments during Scoping can help the City identify alternatives to the proposed action, define the scope of environmental analysis, and determine mitigation measures. Comments may result in corrections, additions or clarification of information in the Draft EIS.

### Make your comments effective!

- Be specific. Saying that you are against a project will not have as much effect as saying why. Include as much factual information as possible. For instance, you can compare how things were, to how they are, to how you believe they will be in the future—and why.
- Identify possible solutions. Suggestions on reasonable mitigation may help shape a questionable project into a welcome addition to a community. After identifying your concern suggest possible solutions.
- Be clear, concise, and organized. For more information see: <http://www.ecy.wa.gov/programs/sea/sepa/citizensguide/citizensguide.htm>

# Environmental Impact Statement

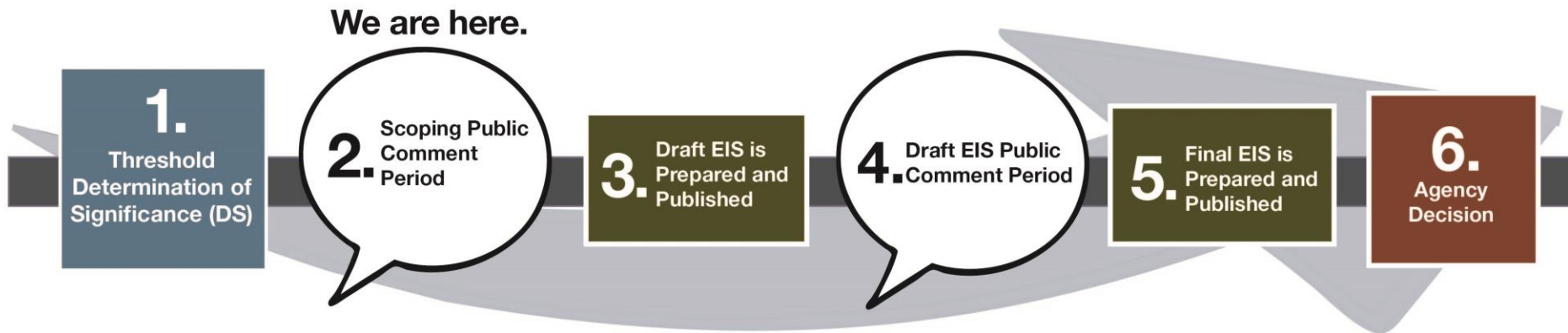
- Purpose
- Content
- Programmatic versus project-specific

What are the steps in the SEPA EIS process?





# Steps to Preparing Environmental Impact Statement

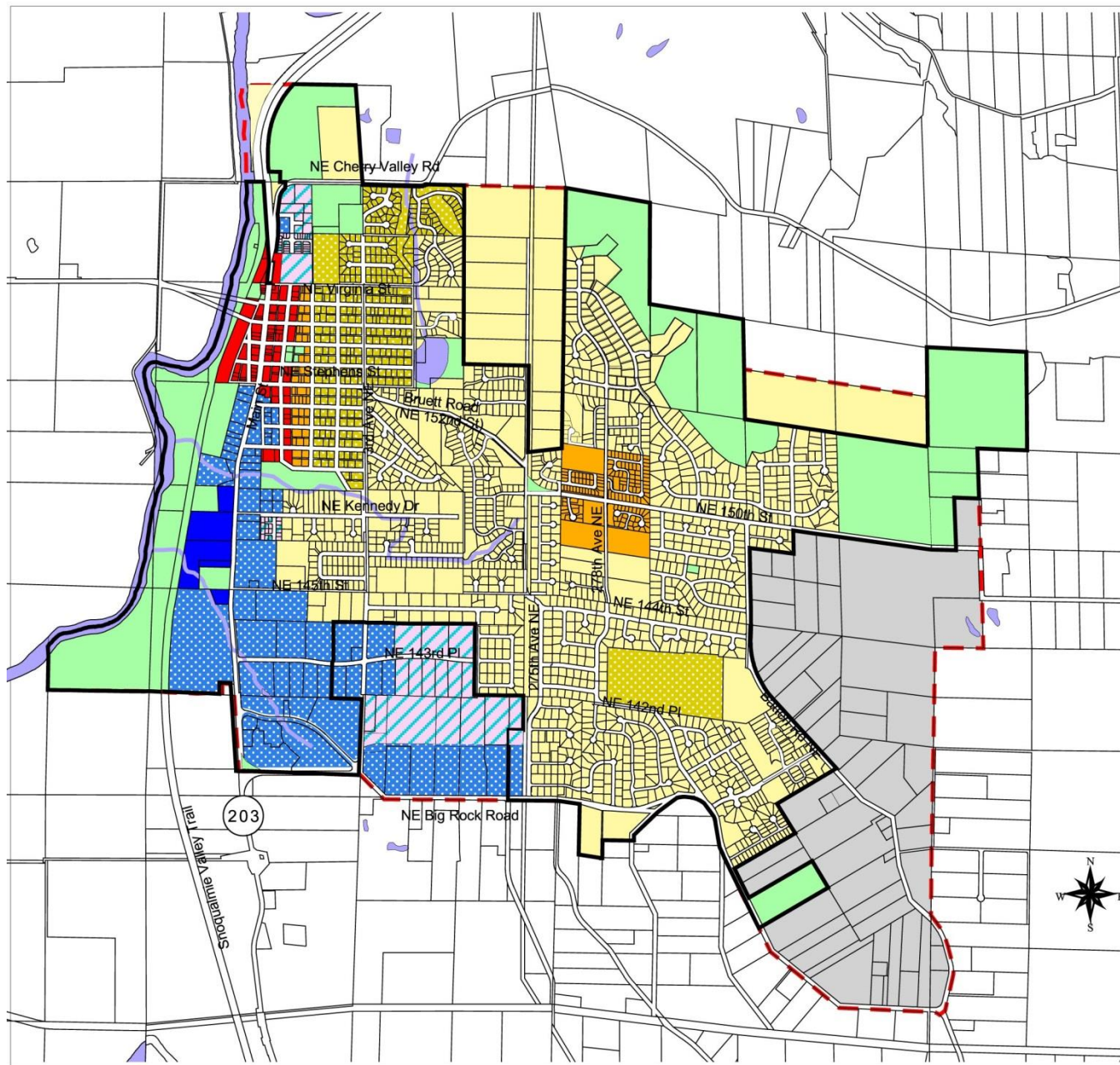




# Environmental Impact Statement Alternatives

1. No Action Alternative
2. 2015 Comprehensive Plan Alternative
3. Urban Growth Area Reserve Alternative
4. Revised Urban Growth Area Boundaries Alternative

# FIGURE LU - 9: CITY OF DUVALL FUTURE LAND USE MAP



## LEGEND

	City Limits
	Urban Growth Boundary
	Comprehensive Plan Designations
	R4 - 4.5 Residential 4- 4.5 units per acre
	R6 Residential 6 units per acre
	R8 Residential 8 units per acre
	R12 Residential 12 units per acre
	MU Mixed Use - commercial and residential
	CO Commercial - retail and office
	LI Light Industrial - light industrial and office
	PF Public Facilities (parks, schools, city facilities)
	UGAR Urban Growth Area Reserve

0 2000 4000 Feet

Scale 1" = 2000'

Amended by Ordinance 1042, December 26, 2006  
Amended by Ordinance 1001, November 23, 2004

### CITY OF DUVALL

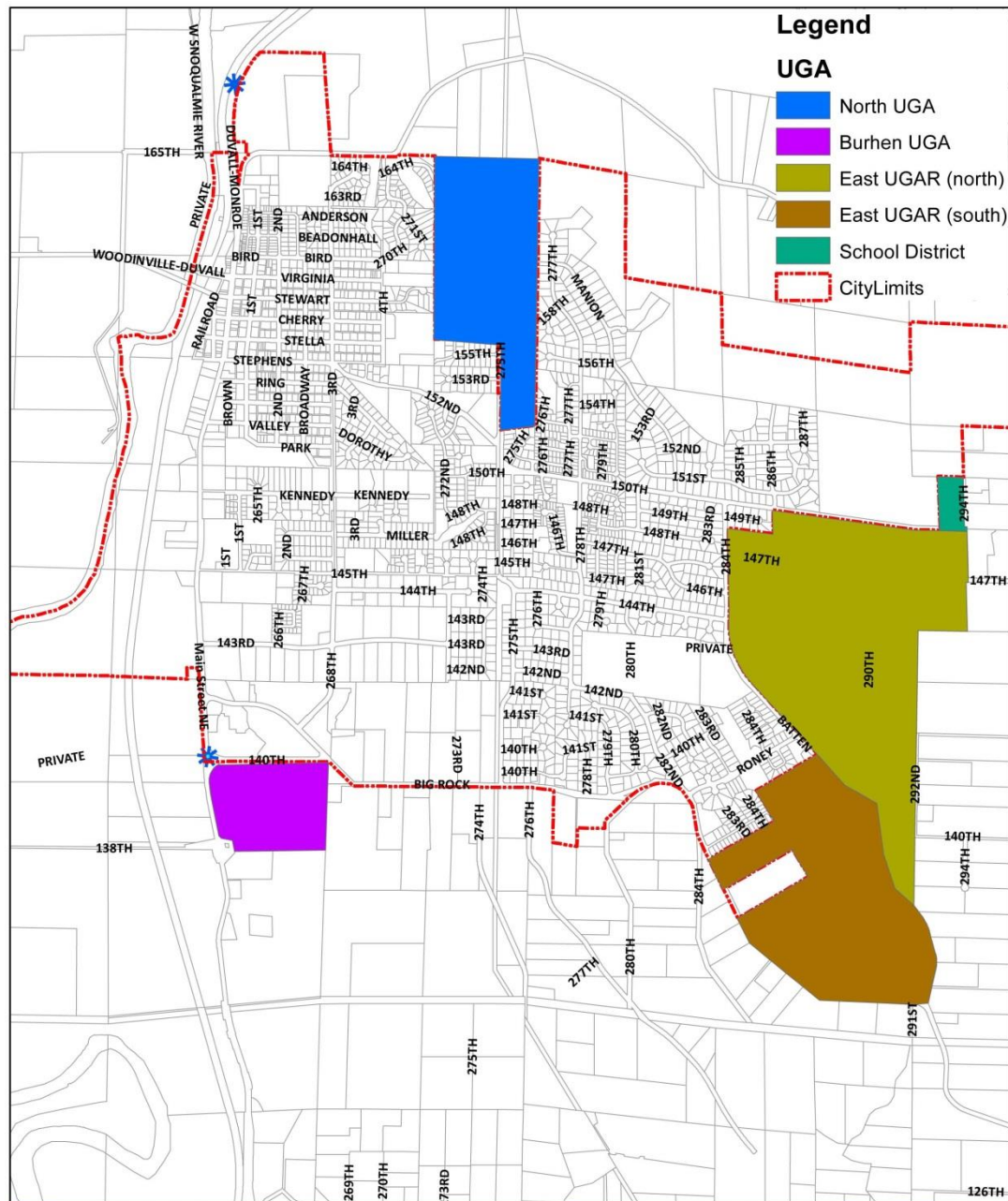


**City of Duvall**

Small Town. Real Life.

Created by the City of Duvall, December 2006. The City makes no representation or warranty as to the Product's accuracy or location of any map features therein. THE CITY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THIS PRODUCT. For more information, contact the City of Duvall at 425-788-2779.





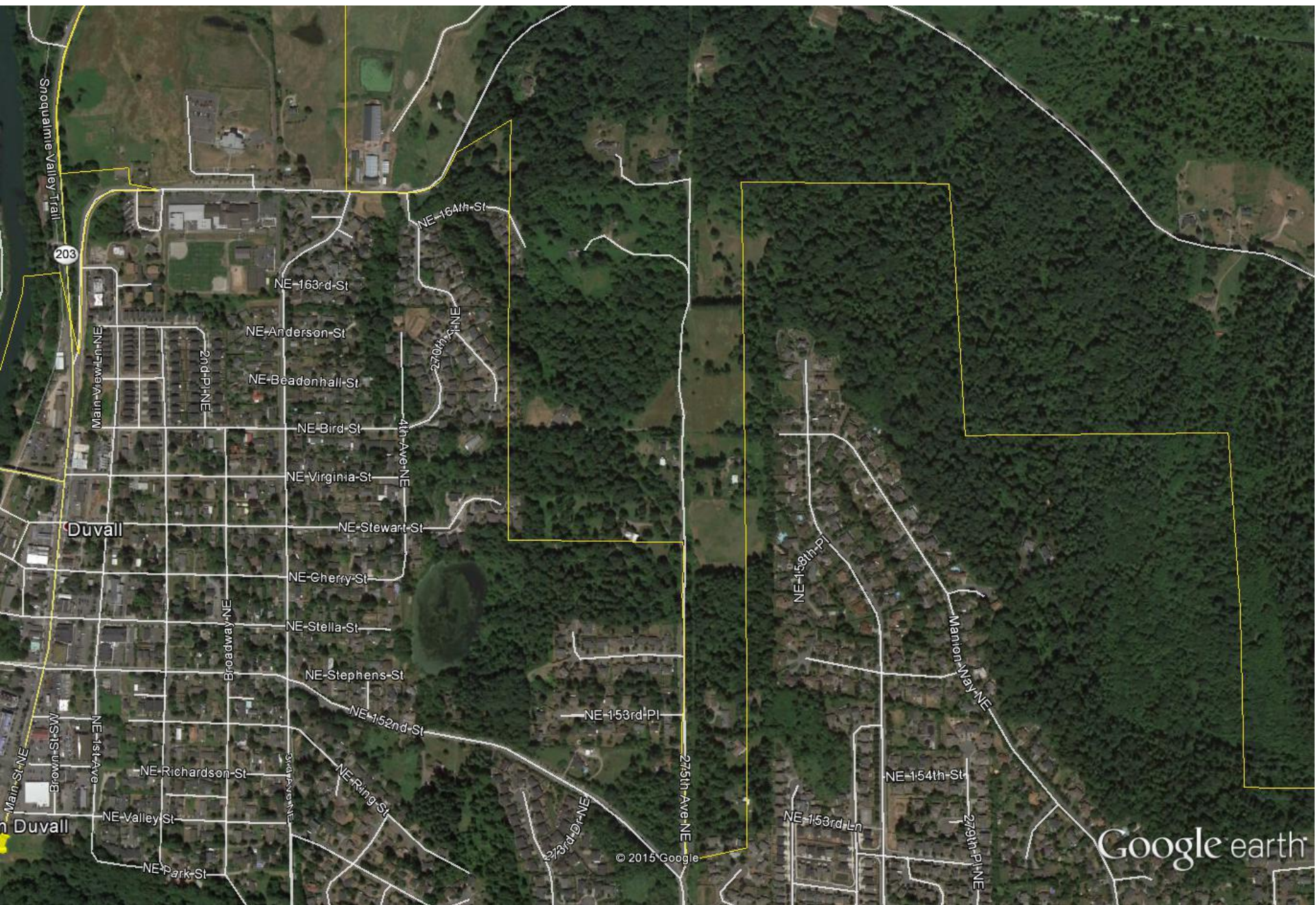
**Figure 1: City of Duvall City Limits, UGAs, and UGARs**

2015

Created by the City of Duvall December 2014. The City makes no representation or warranty as to the Product's accuracy of location of any map features therein. The City disclaims any warranty of merchantability or warranty for fitness or use for a particular purpose, expressed or implied, with respect to this product. For more information, contact the City of Duvall at 425.788.3434. Parcel Data provided by permission of King County







© 2015 Google

Google earth







## 2015 Comprehensive Plan Alternative

- Riverside Village zoning district would change to Residential 6 and Old Town zones
- Mixed Use 12 zoning district would change to Commercial, Residential 20 and Residential 8 zones
- Residential 12 (R12) zone would change to R8
- A new R20 Comprehensive Plan land use designation
- Burhen Property would be annexed











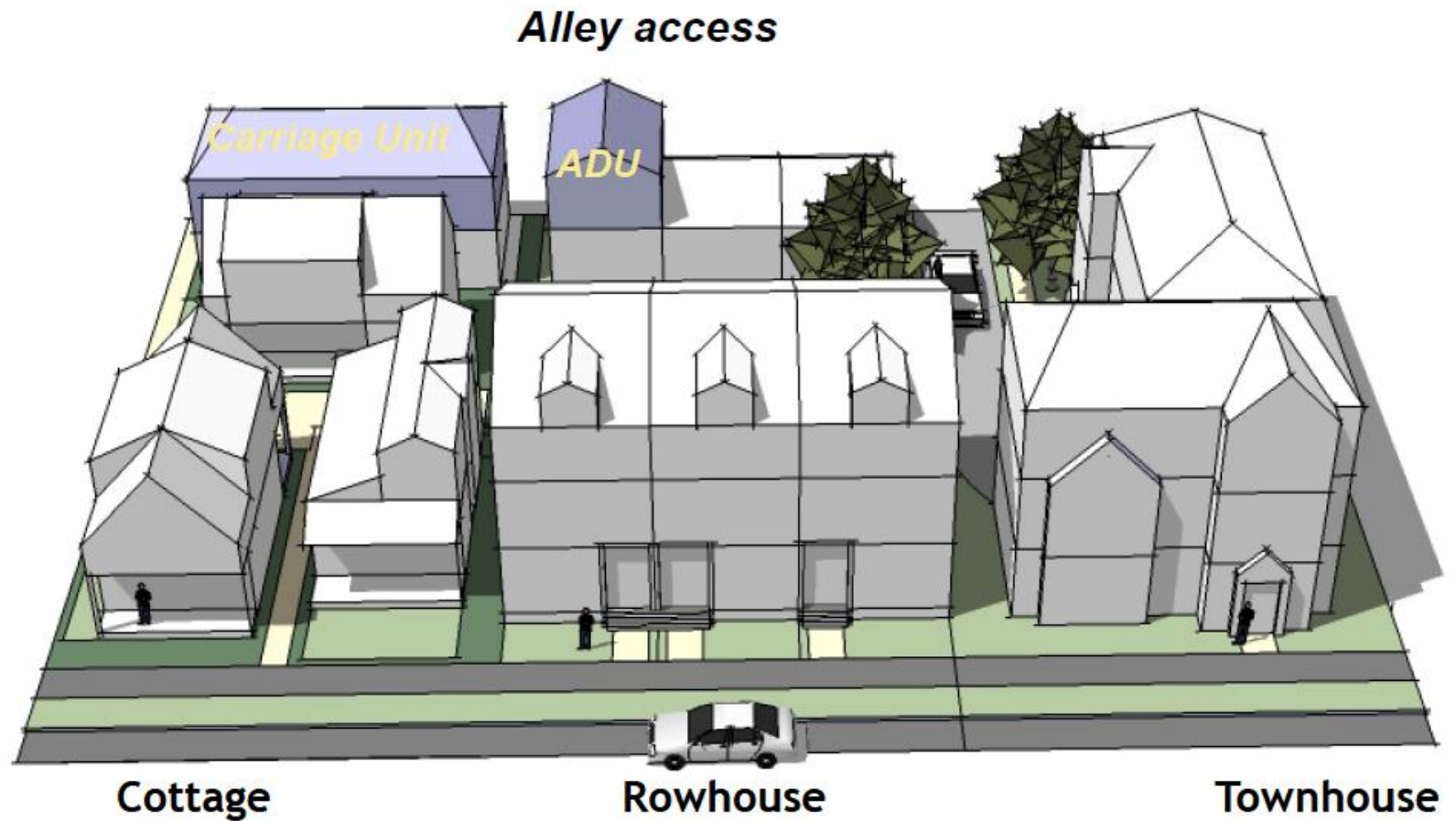






# Housing Types:

LR1





# Vacant Commercial land on Main Street and NE 143<sup>rd</sup> Place



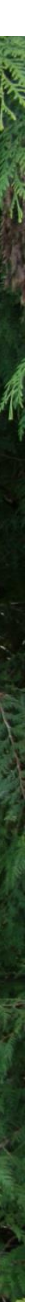


## Mixed Use Zone 143<sup>rd</sup> Corridor -





# 143<sup>rd</sup> and 3<sup>rd</sup> Avenue





# Vacant Commercial Land - developbale





# Burhen Property – heritage park and commercial





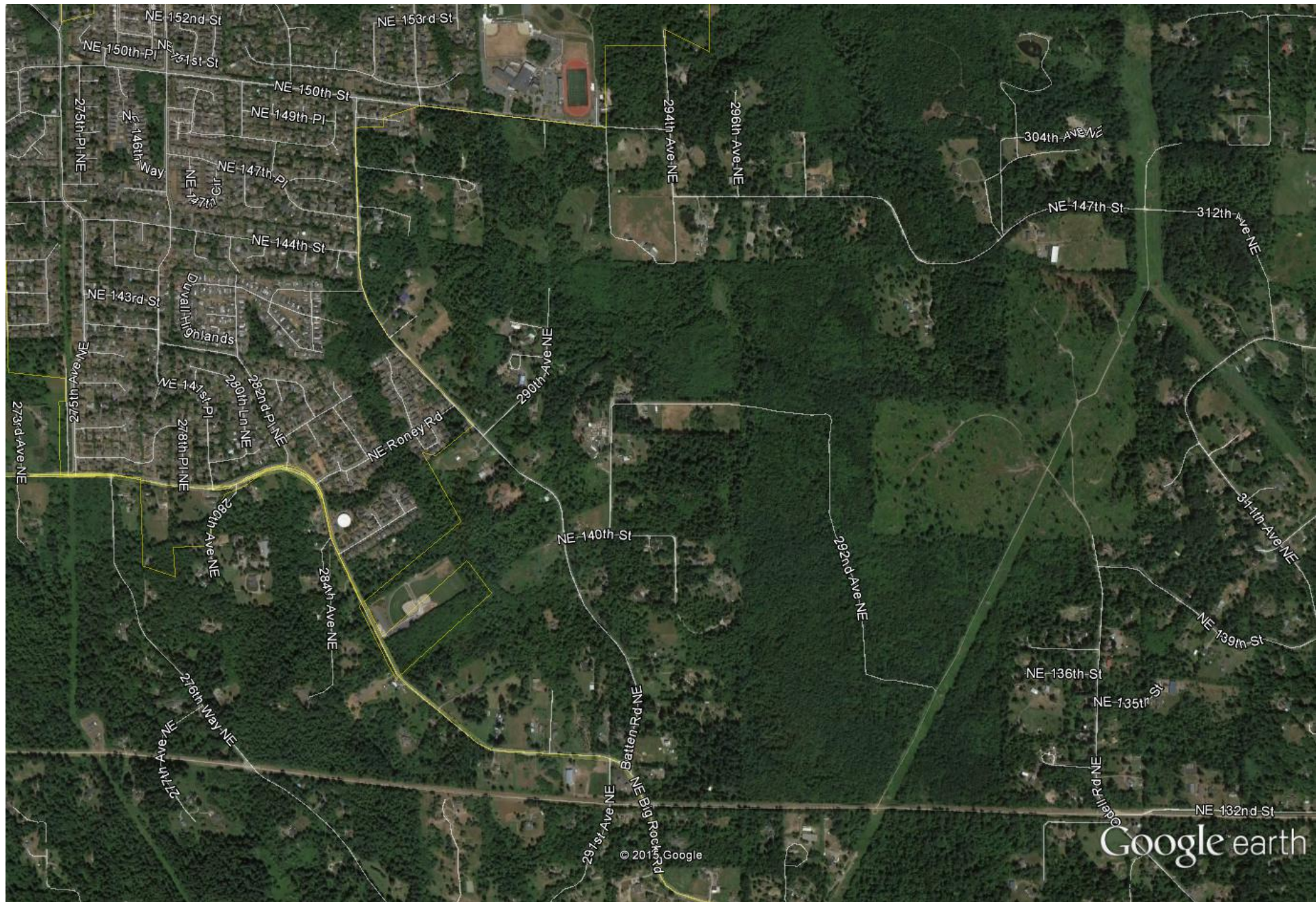
**Figure 4: EIS Alternative #3: UGAR East Pre-Designation**

2015

Created by the City of Duval December 2014. The City makes no representation or warranty as to the Product's accuracy of location of any map features therein. The City disclaims any warranty of merchantability or warranty for fitness or use for a particular purpose, expressed or implied, with respect to this product. For more information, contact the City of Duval at 425.788.3434. Parcel Data provided by permission of King County

































# Elements of the Environment



Earth



Water



Plants & Animals



Land Use &  
Housing



Historic & Cultural



Aesthetics



Noise



Public Services



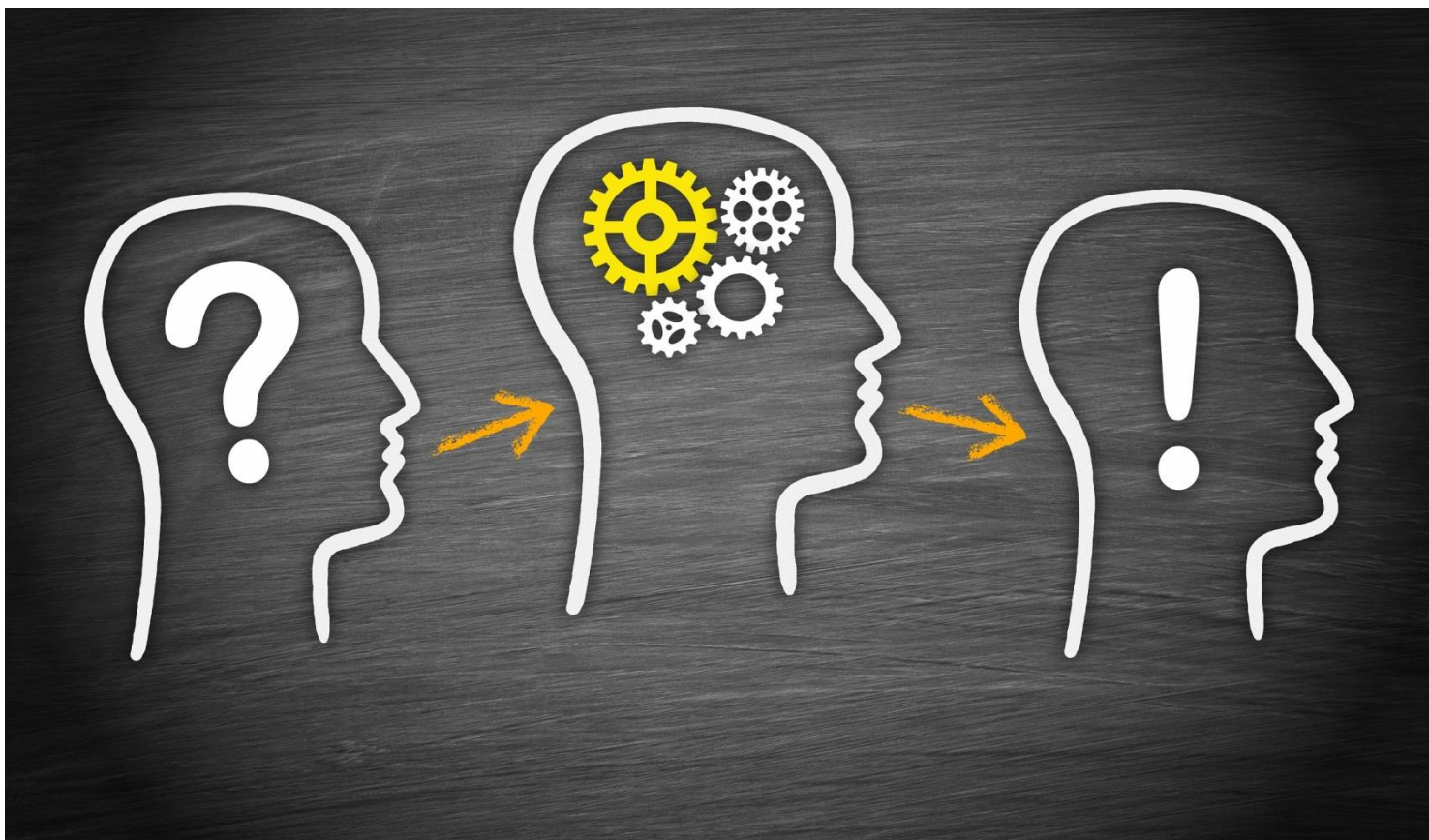
Utilities



Transportation



# Questions?





## Next Steps

1. Scoping comment period closes on **March 12 at 4:30**
2. Draft EIS released in late spring
3. Draft EIS comment period for 30 days
4. Final EIS released in late summer
5. Comprehensive Plan adopted by City Council



# Formal Scoping Period

- Please state your full name